



GAIL FARBER, Director

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 29, 2009

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

42

September 29, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**QUITCLAIM OF BUILDING RESTRICTION  
NORTHWEST OF RAMBLA PACIFICO AND SOUTH OF MANSIE LANE  
UNINCORPORATED COMMUNITY ADJACENT TO THE CITY OF MALIBU  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

**SUBJECT**

This action will allow the County of Los Angeles to quitclaim its right to restrict the erection of buildings and/or other structures on the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the County's right to restrict the erection of buildings and/or other structures in the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, is no longer required for present and prospective County use.
3. Authorize the quitclaim of the County's right and interest to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004.
4. Instruct the Chairman to sign the Quitclaim of Restriction document and authorize delivery to Steven Kent and Michelle Kent.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to quitclaim its right to restrict the erection of buildings and/or other structures (Building Restriction) on the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004. The Department of Regional Planning has determined and concluded that the County's Building Restriction is no longer required.

**Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1). The quitclaim of the Building Restriction will result in added revenue through assessment and taxation and reduce the County's possible future exposure to liability.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area of the Building Restriction to be quitclaimed contains approximately 1.8 acres and is shown on the enclosed map attached to the Quitclaim of Restriction document.

The County's interest was acquired by Deed recorded June 29, 2004, as Document No. 04-1656744, of Official Records, in the office of the County of Los Angeles Registrar-Recorder/County Clerk, and is vested with the right to restrict the erection of buildings and/or other structures.

The dedication of the Building Restriction was required as a condition of Conditional Certificate of Compliance No. 7791, recorded November 25, 1986, as Document No. 86-1634796. However, the Department of Regional Planning filed a correction Certificate of Compliance No. 7791 (RCOC 2009 00018) which recorded on February 17, 2009, as Document No. 20090213400. The corrected Certificate of Compliance No. 7791 (RCOC 2009 00018) eliminated all of the conditions set by the previous Conditional Certificate of Compliance No. 7791. Therefore, the County's right to restrict is now irrelevant and unnecessary.

The enclosed Quitclaim of Restriction document has been approved by County Counsel as to form and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed action is categorically exempt from CEQA. The quitclaim of the Building Restriction is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 of the State CEQA Guidelines. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will allow for additional property taxes through the quitclaim of the Building Restriction.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim of Restriction document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

9/29/2009

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office

**DUPLICATE**

RECORDING REQUESTED BY  
AND MAIL TO:

Steven and Michelle Kent  
21826 Castlewood Drive  
Malibu, CA 90265-3407

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
4453-028-014 (Portion)

By \_\_\_\_\_

## QUITCLAIM OF RESTRICTION

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to STEVEN KENT AND MICHELLE KENT, TRUSTEES OF THE KENT FAMILY TRUST DATED DECEMBER 15, 2004, or their successors in interest, all its right, title, and interest in and to that certain right to restrict erection of buildings and/or other structures, acquired by deed recorded June 29, 2004, as Document No. 04-1656744, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, lying within all that real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A, and delineated on Exhibit B, attached hereto and by this reference made a part hereof.

Dated September 29, 2009



COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_

*Don Krahe*  
Chairman, Board of Supervisors  
of the County of Los Angeles

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

Certificate of Compliance 7791

AH:

AH-QCR CC7791.doc

By \_\_\_\_\_

*Sachi A. Hamai*  
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 29th day of September, 20 09, the facsimile signature of Don Knabe, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]

Deputy

APPROVED AS TO FORM

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]

Deputy



## EXHIBIT A

### C. C. 7791

A.P.N. 4453-028-014 (NEW)  
4453-028-005 (OLD)

T.G. 629 E4  
I.M. 129-077  
R.D. 336  
S.D. 3

### LEGAL DESCRIPTION

(Quitclaim of the right to restrict erection of buildings and/or other structures)

That certain parcel of land in the northeast quarter of the northwest quarter of Section 27, Township 1 South, Range 17 West, S.B.M., described as PARCEL 1 in deed recorded on February 6, 1997, as Document No. 97-200011, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.



APPROVED AS TO DESCRIPTION

JUNE 18, 2009  
COUNTY OF LOS ANGELES

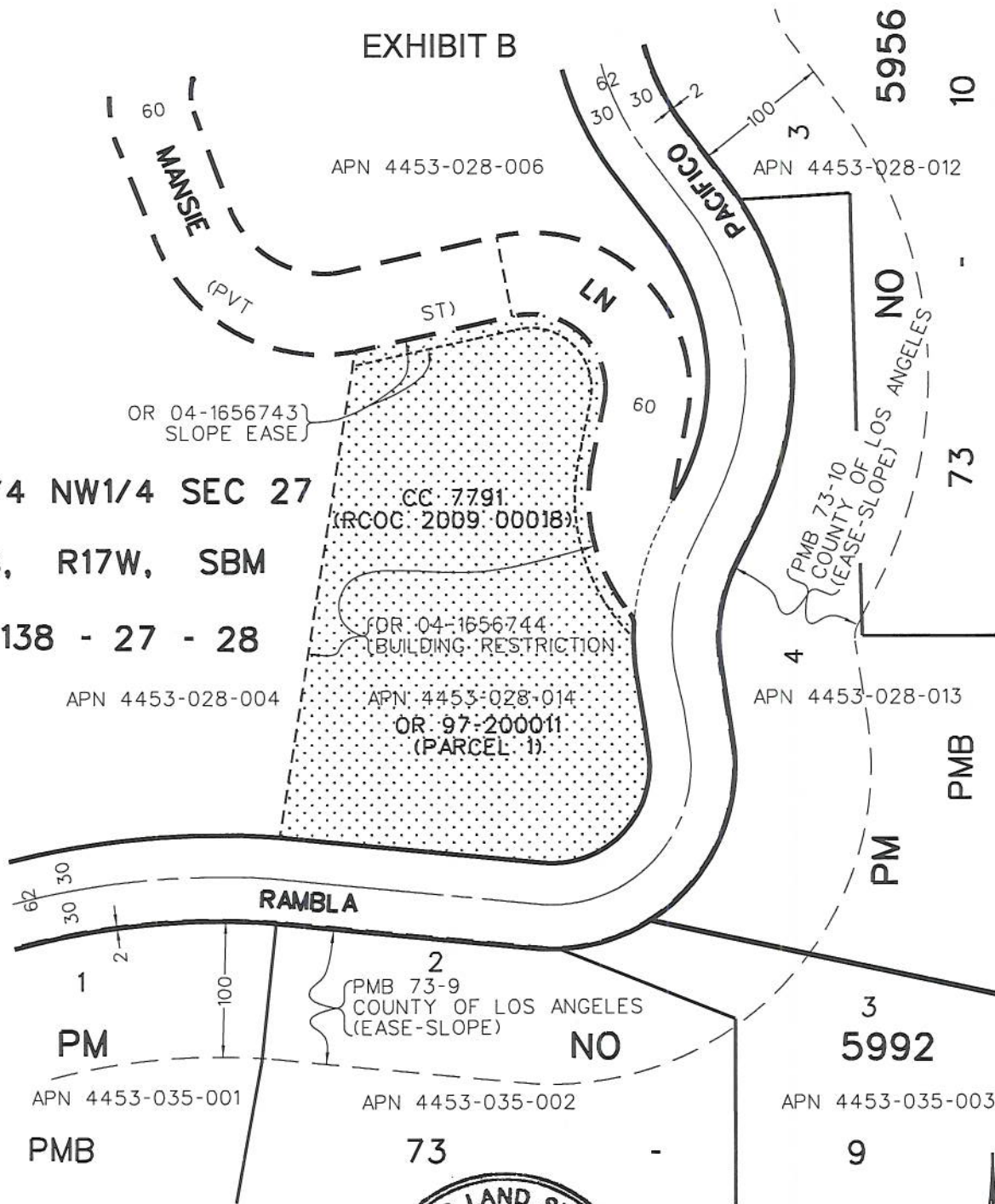
By

*[Signature]*  
\_\_\_\_\_  
LICENSED SURVEYOR

Survey/Mapping and Property Management Division

# EXHIBIT B


NE1/4 NW1/4 SEC 27  
T1S, R17W, SBM  
RS 138 - 27 - 28



*Signature*  
6/30/2009



## LEGEND

 PROPOSED  
QUITCLAIM OF THE RIGHT  
TO RESTRICT ERECTION  
OF BUILDINGS

## DEPARTMENT OF PUBLIC WORKS

## MAPPING & PROPERTY MANAGEMENT DIVISION

S.D.	R.D.	A.P.N.	T.G.
3	336	4453-028-014 (NEW) 4453-028-005 (OLD)	629 E4

C.C. 7791

DRAWING NO.

SCALE  
1" = 120'

BY : M.T.  
DATE: 04/09/09

I.M. 129-077  
H.N. 132-089

VICINITY OF RAMBLA PACIFICO  
AND MANSIE LN

4453-028-014